

**Minneola City Council
Meeting Minutes
Minneola City Hall
April 18, 2023 at 6:30 PM**

The City of Minneola City Council meeting was called to order by Mayor Pat Kelley. Also present were Councilor Pam Serviss, Vice Mayor Debbie Flinn, Councilor Erick Hernandez, Councilor Joe Saunders, Grant Watson (City Attorney), Mark Johnson (City Manager), and Kristine Thompson (City Clerk).

CALL TO ORDER

Mayor Kelley called the meeting to order at 6:30 p.m.

MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE

A moment of silence was observed, and the Pledge of Allegiance was led by **Vice Mayor Flinn**.

AGENDA REVIEW

There were no changes.

PUBLIC COMMENTS

There were no comments.

PRESENTATION

Kelly Randall, Executive Director of Planning Facilities for Lake County Schools, gave a presentation regarding a proposed site plan for the K-8 Relief School on Keystone Pass Blvd. She spoke about grading transitions, indicating there would be a 220-foot buffer between the neighboring houses and the first retaining wall, and the other retaining wall would be on the other end of the site adjacent to the 75-foot buffer along Keystone Pass Blvd. She indicated the final site area would be 25 acres. There will be 220 to 239 feet between the school site and the neighboring houses. The site would have room for 259 vehicles to stack on site for the pick-up and drop-off of students. She indicated Lake County School District is requesting council's consensus to move forward with the proposed plan so they can begin designing the final site plan.

Grant Watson asked if the final boundary survey was supplied showing corrected boundary lines.

Kelly Randall indicated they are working to get this completed.

Councilor Hernandez asked if any consideration has been made in order to prevent the need for portable classrooms in the future.

Kelly Randall indicated portable classrooms are always a possibility, but the intent of this school is to act as a relief school for Grassy Lake Elementary which is currently over capacity.

48 **Councilor Hernandez** asked for the school's total student capacity.

49
50 **Kelly Randall** indicated it was about 1,250 students which includes Pre-K to 8th grade. There will
51 be 800 elementary aged students and 400 middle aged students.

52
53 **Councilor Hernandez** asked for the school's student to teacher ratio.

54
55 **Kelly Randall** indicated for elementary grade it is 18 students per teacher and for middle grades
56 it is 22 students per teacher.

57
58 **Councilor Hernandez** asked what the student population is at Grassy Lake Elementary.

59
60 **Kelly Randall** indicated there are approximately 1,200 students and it was intended to hold 940
61 students.

62
63 **Mayor Kelley** suggested future developments plan to provide land for future schools which will
64 help accommodate more students.

65
66 **Councilor Saunders** expressed concern with the proposed wall height. He mentioned safety
67 concerns.

68
69 **Jay Klima**, representing Lake County Schools, indicated the retaining wall at the 75-foot buffer
70 needs to be at the proposed height but the retaining wall on the other side of the project could be
71 terraced to reduce its height.

72
73 **Council Saunders** indicated the retaining walls should have fencing installed for pedestrian safety.

74
75 **Jay Klima** confirmed all walls greater than 18-inches will include fencing.

76
77 **Councilor Saunders** asked if they are still considering installing a brick façade as he and Bill
78 Mathias previously discussed.

79
80 **Kelly Randall** indicated they have been reviewing examples and will be considering these options
81 during the design phase. Ultimately, they need to stay within budget, but they will work to find
82 cost effective ways to make the school more attractive.

83
84 Council's consensus was the move forward with the project using Lake County School District's
85 proposed preliminary site plan and authorize the City Manager and City Attorney to review and
86 approve of the revised boundary survey.

87
88 **MOTION by Councilor Serviss, SECONDED by Councilor Hernandez to approve the**
89 **proposed preliminary site plan and pending the City Manager and City Attorney's review**
90 **and approval of the revised boundary survey.**

91
92 **AYE:** Serviss, Flinn, Kelley, Hernandez, Saunders

93
94 **NAY:** None

95 **MOTION PASSED: 5-0**

96
97 **PROCLAMATION**

98
99 **Mayor Kelley** proclaimed April 21, 2023 PowerTalk 21® Day.

100
101 **CITY MANAGER'S CONSENT AGENDA**

102
103 **Item 3: City Council Meeting Minutes – April 18, 2023**

104 **Item 4: Purchase Request – Hotbox Trailer for Asphalt Repair**

105 **Item 5: Purchase Request – Compact Track Loader / Skid Steer**

106 **Item 6: Purchase Request – Dump Trailer**

107
108 There were no public comments.

109
110 **MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss to approve the City**
111 **Manager's consent agenda.**

112
113 **AYE:** Serviss, Flinn, Kelley, Hernandez, Saunders

114
115 **NAY:** None

116
117 **MOTION PASSED: 5-0**

118
119 **COUNCIL DISCUSSION & ACTION ITEMS**

120
121 **Item 7: Backyard Urban Chicken & Straw Ballot Discussion**

122
123 **Grant Watson** requested Council discuss how they want to move forward with the topic of
124 Backyard Urban Chickens. An ordinance has been drafted to amend the City's code to allow
125 chickens on all residential or office/residential properties and a resolution was also drafted to place
126 the topic on a straw ballot, both are for Council's consideration and discussion.

127
128 **Public Comment**

129
130 **Wally Szkwarko**, 802 S. Main Ave., spoke against backyard chickens.

131
132 **Sharon Walker**, 1111 Arbor Hill Cir., spoke in support of backyard chickens.

133
134 **Monica Luna**, 804 Disston Ave., spoke in support of backyard chickens.

135
136 **Bill Siegenthaler**, 204 E Osceola St., suggested council should make a decision tonight whether
137 to allow chickens or not.

138
139 A discussion followed regarding the pilot program the Planning & Zoning Commission
140 recommended.

Councilor Serviss suggested she cannot support expanding the backyard chicken ordinance based on the negative feedback she has received from multiple residents.

Mayor Kelley indicated he could not support expanding the backyard chicken ordinance.

MOTION by Councilor Serviss, SECONDED by Councilor Saunders to leave Section 10-17 of the city's Code of Ordinances relating to Backyard Urban Chickens unchanged.

ROLL CALL VOTE:

Serviss: AYE

Flinn: NAY

Kelley: AYE

Hernandez: NAY

Saunders: AYE

MOTION FAILED: 2-3

Item 3: Resolution 2023-05 – Variance Request – Cyrene at Minneola Subdivision – Quasi-Judicial

Grant Watson read the resolution by title and swore in staff and members of the audience wishing to speak on any items listed on the agenda.

Joyce Heffington indicated the code allows a maximum block length of 1,200 feet before an intersection is required. This requirement is established to prevent speeding and allow for emergency response vehicles to turn around. Cyrene at Minneola has a road shown on the plans with the sole purpose of breaking up the block length. However, this road will cause headlights to shine directly into windows. The developer is requesting to remove the street in order to create more green space. This request will benefit the public by preventing the nuisance of headlights from shining into homes and by providing an additional 0.4 acres of green space. The developer has also created an area which the fire truck can turn around if needed. This has been reviewed and approved by the Fire Department.

Public Comment

There were no comments.

MOTION by Councilor Saunders, SECONDED by Councilor Hernandez to approve Item 3: Resolution 2023-05 – Variance Request – Cyrene at Minneola Subdivision – Quasi-Judicial.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 9: Resolution 2023-09 Grant Agreement Between F.D.O.T. and the City of Minneola

Grant Watson read the resolution by title.

Mark Johnson explained this agreement allows the City to receive state allocated funds to complete Citrus Grove Road Phase 2. If approved, it should be conditioned on city manager and city attorney review and modifications.

Public Comment

There were no comments.

MOTION by Councilor Saunders, SECONDED by Councilor Hernandez to approve Item 9: Resolution 2023-09 Grant Agreement Between F.D.O.T. and the City of Minneola pending city manager and city attorney review and modifications.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 10: Ordinance 2023-14 Minneola Mountain CRA Moratorium – Second Reading

Grant Watson read the ordinance by title.

Joyce Heffington stated this ordinance would extend the existing moratorium which prohibits certain uses in the Minneola Mountain Community Redevelopment Area. She suggested the ordinance also adds bottle clubs to the list of prohibited uses. She indicated this moratorium would give the City more time to work through the best way to address these uses.

Councilor Hernandez expressed concern with the impact this may have on certain businesses, such as restaurants who allow customers to bring a bottle of wine to serve with dinner.

Grant Watson indicated this moratorium appeared to exclude restaurants but if council wished, they could table the moratorium to examine this further.

Public Comment

There were no comments.

MOTION by Councilor Saunders, SECONDED by Councilor Hernandez to table Item 10: Ordinance 2023-14 Minneola Mountain CRA Moratorium – Second Reading.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 11: Ordinance 2023-15 Minneola Downtown CRA Moratorium – Second Reading

MOTION by Councilor Saunders, SECONDED by Councilor Hernandez to table Item 11: Ordinance 2023-15 Minneola Downtown CRA Moratorium – Second Reading.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 12: Ordinance 2023-16 Amending Uses Permitted Within the Industrial District – First Reading

Grant Watson read the ordinance by title.

Joyce Heffington suggested Vision Car Wash, which was recently approved by council, submitted their application prior to the passing of an ordinance which defined car washes as a permitted use the I-1, Industrial, zoning district. This ordinance will allow carwashes in the B-1, General Commercial, zoning district who applied for site plan approval prior to the passing of Ordinance 2022-14.

Item 13: Demolition of City Property

Mark Johnson informed council that staff is requesting to demolish the two buildings generally located on the corner of Pearl Street and North Main Avenue which were previously used by the fire department and public works department. The purpose of the demolition is to provide additional room for parking and stormwater infrastructure for the new library. The craftsman style bungalow will remain on site to be used as a community building for a meeting space for other organizations.

MOTION by Councilor Saunders, SECONDED by Councilor Hernandez to approve Item 13: Demolition of City Property.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 14: Demolition Costs of City Property

Mark Johnson asked council to consider approving the cost of demolishing the mentioned buildings.

Councilor Hernandez asked if a request for proposals (R.F.P.) was done for this request.

Mark Johnson stated an R.F.P. was not done for the demolition specifically, but one was done to select a contractor for the project which included demolition.

MOTION by Councilor Hernandez, SECONDED by Vice Mayor Serviss to approve Item 13: Demolition of City Property.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None

MOTION PASSED: 5-0

Item 15: Charter Amendments Discussion

Grant Watson indicated any charter amendments need to be done by ordinance, which requires two readings, and must be submitted to the Supervisor of Elections office by August to be included on the November ballot.

Councilor Saunders suggested charter amendments should be done during a presidential election since there is a better turn out of voters.

Nathan Focht spoke about an eight-year term limit, four-year term length, and districting.

Councilor Hernandez spoke in favor of districting with voting-at-large.

Councilor Saunders expressed concern with a term limit of four years.

Jennifer Morse, 1064 Golden Dawn Loop, spoke in favor of term limits and term lengths.

Rich Garvie, 827 Maple Forest Ave., spoke in favor of districting with an at large mayor. He also spoke in favor of longer term lengths.

Mayor Kelley suggested charter amendment should be done on an off-year election. He also suggested there should be an alternating chairperson in place of a mayor.

Councilor Hernandez requested we hold a workshop to discuss charter amendments.

FINAL PUBLIC COMMENTS

Rich Garvie inquired about the status of an incident involving the Lake County Sheriff's Office.

Mark Johnson indicated he would look into the issue and provide him an update.

REPORTS**Mark Johnson**

- Informed Council the Lake Symphony Orchestra would have a performance at City Hall on Friday, April 21.
- Informed Council WXW would be holding an auction Saturday, April 22 in the gymnasium at City Hall.

Vice Mayor Flinn

- Mentioned the Artworx Committee and South Lake Chamber of Commerce were holding an event on May 4 at Minneola Trailhead Park to showcase the Murals on the Trail.

Councilor Hernandez

- Indicated he would like to have a workshop in June to meet with residents to discuss recreation topics.
- Suggested the future park site on North Hancock Road should be sodded.

Mayor Kelley

- Mentioned the City would be working with the South Lake Chamber of Commerce to host a chamber breakfast at Sterling Venue on July 20.

MOTION by Vice Mayor Flinn, SECONDED by Councilor Serviss, to adjourn.

AYE: Serviss, Flinn, Kelley, Hernandez, Saunders

NAY: None


MOTION PASSED: 5-0

(Meeting adjourned at 10:18 P.M.)

ATTEST:



Kristine Thompson, City Clerk



Pat Kelley, Mayor

